



Legislation Text

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REZONING - UNIVERSITY HEIGHTS SOUTH (B)

Ordinance No. 0-05-03, Petition No. 165ZON-04PB

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain properties from the zoning category of "RH-1: 8-43 units/acre residential high density district" to "RH-2: 8-100 units/acre residential high density district"; located in the vicinity of University Heights (South), east of S.W. 11th Street, south of S.W. 8th Avenue, west of S.W. 6th Street and north of Depot Avenue; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

COMMUNITY DEVELOPMENT STAFF MEMORANDUM

The subject properties are 31 in number and have a combined size of 13 acres. Each of the 31 properties has an RH-1 (residential high-density district, 8-43 dwelling units per acre) zoning, and an RH (residential high density, 8 to 100 dwelling units per acre) land use designation.

Most of the properties bordering to the west, north and south are designated RH-2. These properties are in close proximity to the University of Florida campus to the west and the central city (downtown) district to the east.

In this location, higher density could result in:

- * Increased transportation choice.
- * Reduced number of regional and per capita car trips when compared to an alternative future in which these new residents were dispersed into more remote locations.
- * Increased likelihood of the establishment of neighborhood-based, walkable retail such as corner grocery stores.
- * A lower-than-average number of cars owned per household.
- * Reduced crime problems through gentrification and citizen surveillance ("eyes on the street").
- * Increased neighborhood property values.

Besides the RH-2 properties, adjacent property to the north is zoned RH-1 with a land use of RH. To the east, besides RH-2, there is property with PS (Public Service) zoning and Recreation land use. Zoning adjacent to the south, besides RH-2, there is property with ED (education) zoning and land use.

It is important to note that a 5-story height limit was recently enacted in the RH-1 & 2 districts. Previously, there was no height limit for these districts.

The Plan Board heard the petition and recommended that it be approved.

Public notice was published in the Gainesville Sun on October 5, 2004. Letters were mailed to surrounding property owners on October 6, 2004. The Plan Board held a public hearing October 21, 2004. Planning Division staff recommended that the Plan Board approve the petition. The Plan Board recommended that the City Commission approve Petition 163LUC-04 PB. Plan Board vote 5-0.

